

RESOLUTION NO. 2004-215

A RESOLUTION OF THE LODI CITY COUNCIL MAKING
PRELIMINARY DETERMINATION TO ANNEX WOODLAKE
MEADOW (ZONE 7) TO A MAINTENANCE ASSESSMENT
DISTRICT, TO FORM ZONE 7, TO LEVY AN ANNUAL
ASSESSMENT FOR COSTS INCURRED AND PRELIMINARY
APPROVAL OF ENGINEERS REPORT

WOODLAKE MEADOW ZONE 7

LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(Landscaping and Lighting Act of 1972)

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NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex territory to an existing assessment district, to form a zone and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code, Section 22500, et seq.) (the "Act").

2. The improvements to be installed and/or maintained in the territory to be annexed are generally described as public park land area 0.0468 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1,000 persons served.

3. The territory to be annexed shall be known as follows:

Woodlake Meadow Zone 7, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory is a residential area comprising 5 lots in all, east of Lower Sacramento Road, north of Eilers Lane, south of the Southern Pacific Railroad tracks, and east of Lodi Lake Park in the City of Lodi, California.

4. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, is directed to prepare and file a report in accordance with Article 4 (commencing with Section 22565 of Chapter 1 of Streets & Highway Code.)

5. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., designated engineer, in accordance with the Council's directive herein, has filed with the City Clerk the Report required by Section 22585 of the Act, which Report is hereby preliminarily approved.

Dated: October 20, 2004

=====

I hereby certify that Resolution No. 2004-215 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 20, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston", with a stylized flourish at the end.

SUSAN J. BLACKSTON
City Clerk

**ENGINEER'S REPORT
WOODLAKE MEADOW ZONE 7
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2004-2005

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

OCTOBER 2004

**ANNUAL ENGINEER'S REPORT
FOR THE 2004-2005 FISCAL YEAR**

WOODLAKE MEADOW **ZONE 7**
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY:

Michael T. Persak
RCE 44908

I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

October 11, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of a new zone (Woodlake Meadow Zone 7) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

The Woodlake Meadow zone consists of a 5-lot residential development located in the northwestern portion of the City of Lodi. The development is being pursued by Woodlake Meadow, LLC. This report is relative to the proposed Woodlake Meadow Zone 7 Landscape Maintenance District of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1, which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Woodlake Meadow Zone 7 development is currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Woodlake Meadow Zone 7 project, when completed, will include 5 due fees.

ASSESSMENT DISTRICT AREA

The area of Woodlake Meadow Zone 7 is described as all of the property within the following assessor's parcel identified by assessor's number (AF):

<u>Book</u>	<u>Page</u>	<u>Parcel</u>
015	230	09

A boundary map is attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Woodlake Meadow Zone 7 Landscape Maintenance District are attached to the Engineer's Report as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Woodlake Meadow Zone 7 Landscape Maintenance District shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Woodlake Meadow Zone 7 Landscape Maintenance District is created to provide funding for the continued maintenance of the public areas described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in the District upon their completion.

1. Description of Improvements for Future Development

- A. Public park land area of **0.0468** acres in size equivalent to the current level of service standard for park area within the City of **3.4** acres per 1000 persons served.

ALLOCATION OF COSTS

Assessments for the Woodlake Meadow Zone 7 Landscape Maintenance District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in the Zone 7 recorded Final Map or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling Unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessment are as follows:

1. Dwelling Unit Equivalent Factor (dueF)

The dueF for each use is as follows:

A. Single-Family Residential

All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. Parcels designated for duplex use will be assigned a dueF of 2.0.

B. Multiple-Family Residential

All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.

C. Commercial/Office

All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:

5 dueF per acre for the first 7.5 acres

2.5 dueF per acre for the next 7.5 acres

1.25 dueF per acre for all acreage over 15 acres.

D. Other Uses

All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.

E. Zero Dwelling Unit Equivalent Factor (dueF)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. **This** reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will

all have a zero due^F and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the: product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Lots 1-5 in Woodlake Meadow shall be assessed equally per their due^F for the estimated costs of maintenance for the fiscal year 2004-2005.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

<u>OPERATION OF COSTS</u>	<u>FY 2004-05 ESTIMATED ASSESSMENT</u>	<u>FY 2004-05 MAXIMUM ASSESSMENT</u>
Future Park Site	\$0.00	\$500.00
Est. Subtotal Operation Costs	\$0.00	\$500.00
 <u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$0.00	\$100.00
Publication	\$0.00	\$100.00
City Administration Fee	\$0.00	\$50.00
County Administration Fee	<u>\$0.00</u>	<u>\$15.00</u>
Est. Total Administration Costs	\$0.00	\$265.00
Est. Contingency	\$0.00	\$100.00
Total Estimated Revenue Required for 2004-2005 Fiscal Year	\$0.00	\$865.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2004-2005 Fiscal Year	\$0.00	\$865.00

Total dueF **5**

Assessment per dueF **\$0.00** **\$173.00**

MAXIMUM ANNUAL ASSESSMENT **\$173.00**

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assess-	PN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2004-05 Estimated Assessment	FY 2004-05 Maximum Assessment
	5-230-09	1-5	Woodlake Meadow, LLC	5	\$0.00	\$865.00
	Total			5	\$0.00	\$865.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zone 7. The proposed subdivision will yield approximately 5 dueF's (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, as set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this day of _____, 2004.

THOMPSON-HYSELL ENGINEERS
Engineer of Work

BY:
Michael T. Persak
RCE 44908

EXHIBIT A
ASSESSMENT ROLL
WOODLAKE MEADOW ZONE 7
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
1	011 5-230-09	Woodlake Meadow	Lot No. 1	\$0.00	\$17300
2	015-230-09	Woodlake Meadow	Lot No. 2	\$0.00	\$173.00
3	011 5-230-09	Woodlake Meadow	Lot No. 3	\$0.00	\$173.00
4	011 5-230-09	Woodlake Meadow	Lot No. 4	\$0.00	\$173.00
5	015-230-09	Woodlake Meadow	Lot No. 5	\$0.00	\$173.00
TOTAL				\$0.00	\$865.00

PROPOSED AMENDED BOUNDARIES
(WOODLAKE MEADOW ZONE 7 ANNEXATION)
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF STOCKTON,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

BEING PORTIONS OF SECTIONS 34,
T.4 N., R.6 E., M.D.B. & M.,
CITY OF STOCKTON,
SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
1016 12th STREET MODESTO, CALIFORNIA
OCTOBER, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____
DAY OF _____, 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED THIS _____ DAY OF _____, 2004 AT THE HOUR
OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF
MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

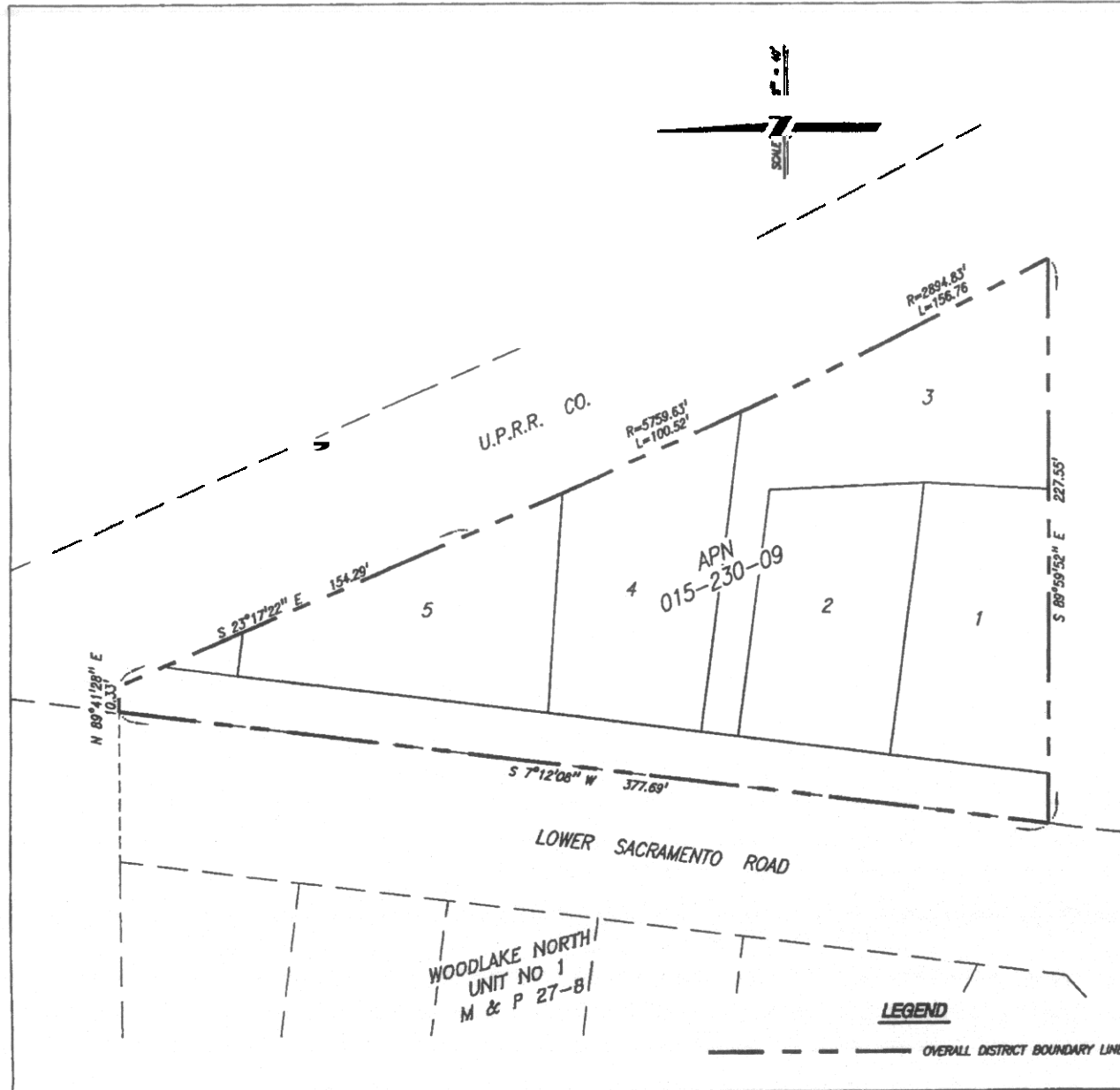
COUNTY RECORDER
OF SAN JOAQUIN COUNTY, CALIFORNIA

I, HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1, CITY OF LODI, SAN JOAQUIN
COUNTY, CALIFORNIA WAS APPROVED BY THE CITY COUNCIL OF THE
CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
DAY OF _____, 2004, BY ITS RESOLUTION NO.

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
AT PAGE 105, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
SAN JOAQUIN, STATE OF CALIFORNIA.

EXHIBIT B



LEGEND

① ——— ASSESSMENT DISTRICT BOUNDARY LINE
 ——— ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
015	230	09

NOTES:

1. ASSESSMENTS APPLY ONCE TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
3. THIS ASSESSMENT DISTRICT CONTAINS 1.0 ACRE.

ASSESSMENT DIAGRAM, ZONE 7 WOODLAKE MEADOW CITY OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1 CITY OF STOCKTON, SAN JOAQUIN COUNTY STATE OF CALIFORNIA

BEING PORTIONS OF SECTIONS 34,
 T.4 N., R.6 E., M.D.B. & M.,
 CITY OF STOCKTON,
 SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
 1016 12th STREET MODESTO, CALIFORNIA
 OCTOBER, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS ____
 DAY OF _____, 2004.

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS ____
 DAY OF _____, 2004.

SUPERINTENDENT OF STREETS
 OF THE CITY OF LODI

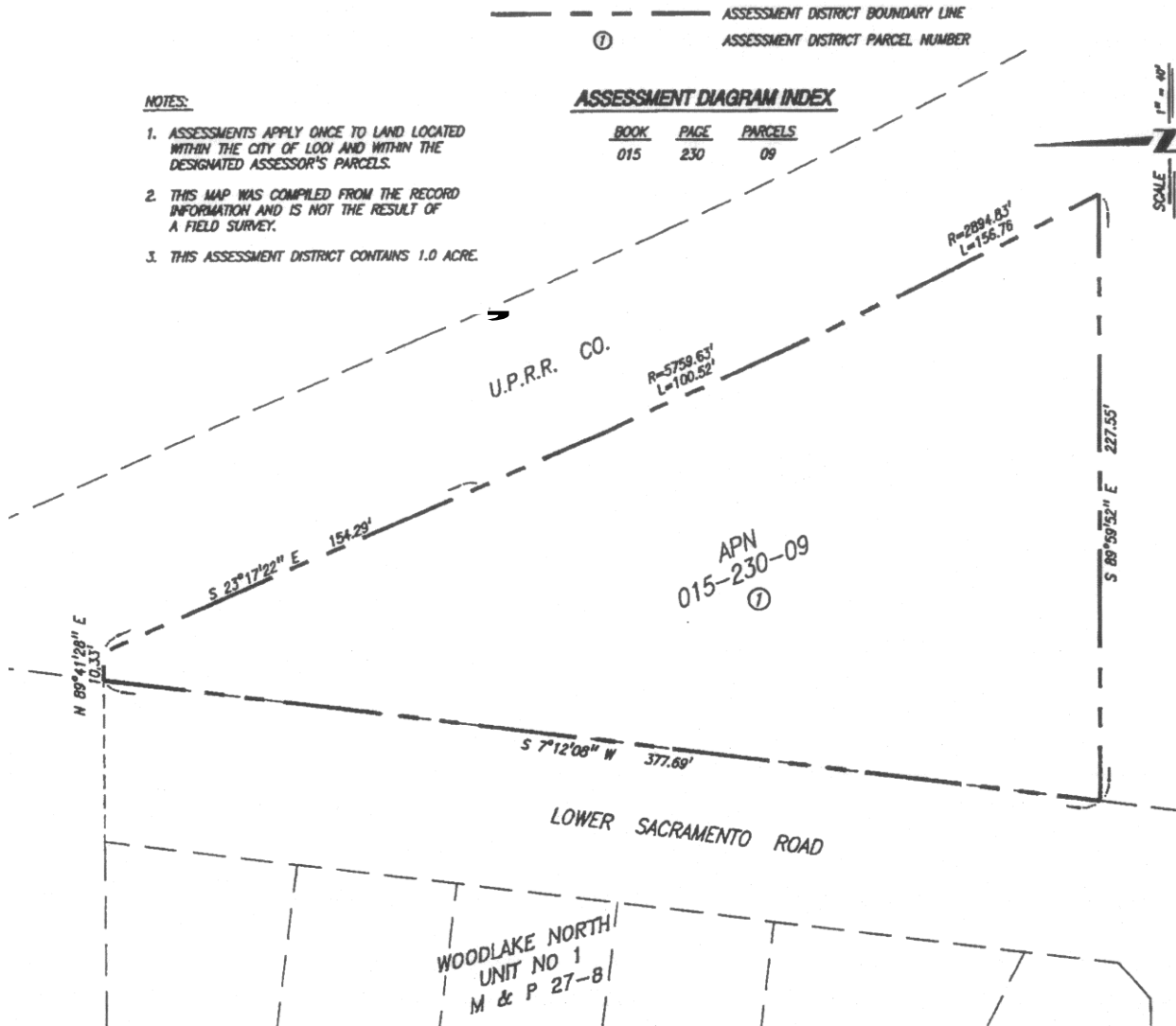
FILED THIS ____ DAY OF _____, 2004 AT THE HOUR
 OF ____ O'CLOCK ____ M. IN BOOK ____ PAGE ____ OF
 MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

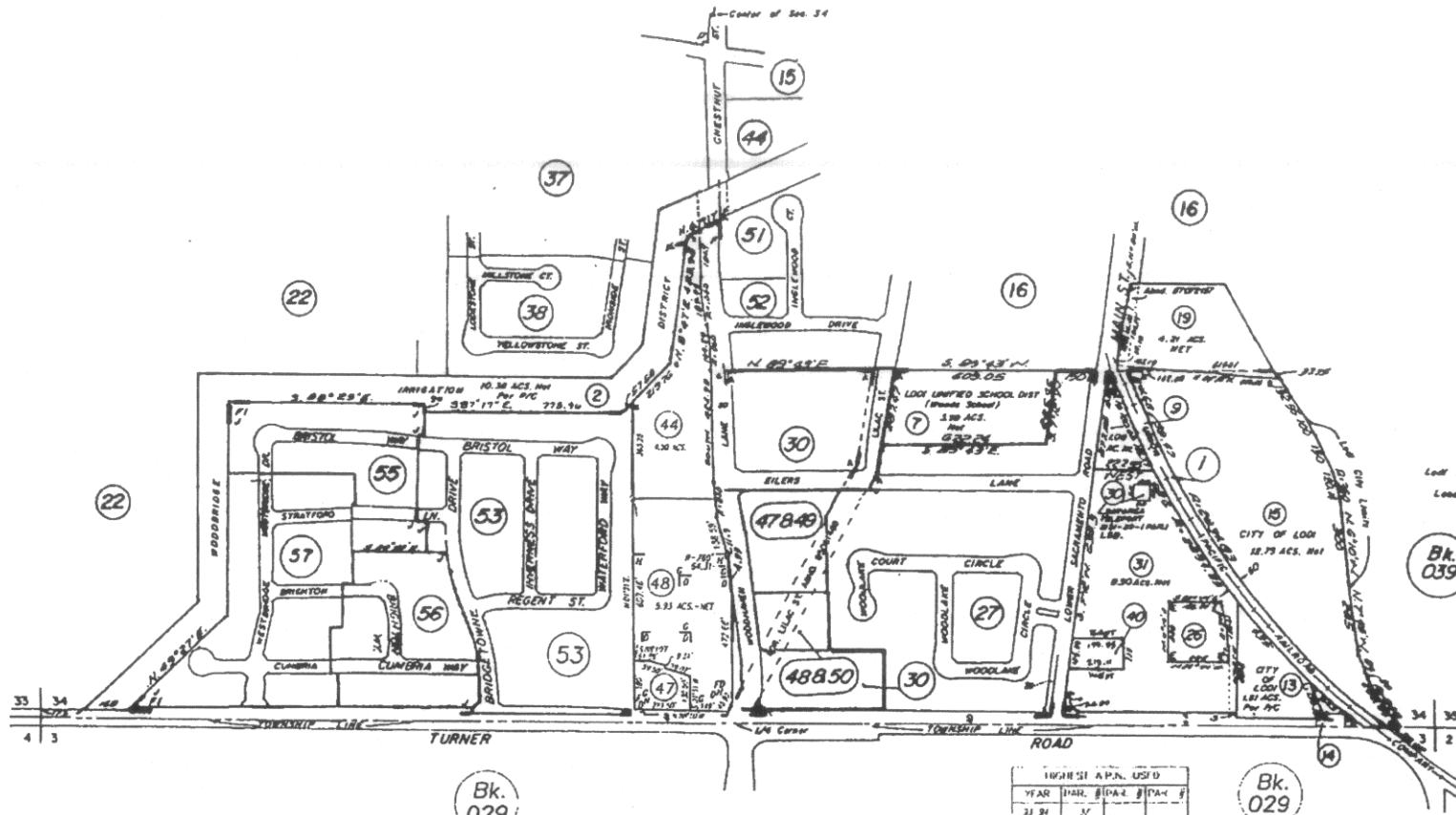
ASSESSOR-RECORDER-COUNTY CLERK
 OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVED BY THE CITY COUNCIL OF THE CITY OF LODI,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PIECES AND PARCELS
 OF LAND SHOWN OF THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVED
 ON THE ____ DAY OF _____, 2004. THE ASSESSMENT DIAGRAM AND THE
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS OF THE CITY ON THE ____ DAY OF _____, 2004.
 REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE
 SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT
 LEVED AGAINST EACH PARCEL OF LAND SHOWN OF THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI

EXHIBIT C
 SHEET 1 OF 2





- A- R. S. Bk. 08 Pg. 065
- B- R. S. Bk. 05 Pg. 195
- C- R. S. Bk. 06 Pg. 233
- D- P. M. Bk. 12 Pg. 103
- E- P. M. Bk. 13 Pg. 079
- F- R. S. Bk. 29 Pg. 066
- G- P. M. Bk. 17 Pg. 184
- H- R. S. Bk. 31 Pg. 196
- I- P. M. Bk. 18 Pg. 163
- J- P. M. Bk. 21 Pg. 015

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses.

YEAR	HAIR	SPR-2	SPR-4
21-24	37		
25-28	16		
29-32	40		
33-36	11		
37-40	48		
41-44	48		
45-48	48		
49-52	48		
53-56	48		
57-60	48		
61-64	48		
65-68	48		
69-72	48		
73-76	48		
77-80	48		
81-84	48		
85-88	48		
89-92	48		
93-96	48		
97-00	48		

CITY OF LODI
Assessor's Map Bk.015 Pg.23
County of San Joaquin, Calif.